

Katherine Town Square Cafe/Kiosk - EOI Response

Company/Organisation Name

ABN/ACN etc (as applicable) Incorporation # (if applicable)

Contact Name Position

Address

Telephone Mobile Email

EVALUATION CRITERIA

The following information is required to be included to ensure responses can be effectively evaluated. Please check off each of the following once included in the EOI response.

- Evaluation Criteria 1:** Experience of Respondent
- Evaluation Criteria 2:** Financial Capability and Capacity
- Evaluation Criteria 3:** Vision - The respondent should clearly explain their vision for the cafe/kiosk including details of how the vision will align with Council objectives and provide economic and social benefit to the community.
- Evaluation Criteria 4:** Financial Contribution - Respondents should indicate the expected level of rent payable. This should include explanation and/or justification for the financial contribution indicated.

I have read and understood the Katherine Town Square Cafe/Kiosk Expression of Interest Document. I read and understood the Development Application and associated documentation and have prepared the submission in line with NT Planning Scheme requirements.

Signed Date

LODGEMENT INFORMATION

Email:

Email this EOI response along with any other supporting documentation to records@ktc.nt.gov.au using delivery receipt and receipt functions with the correct time (CST).

In Person:

Hand deliver one (1) copy in a sealed envelope marked "Confidential - Katherine Town Square - Expression of Interest" to the Tender Box located at: Katherine Town Council Civic Centre, 24 Stuart Highway, Katherine NT

Postal:

Postage of one (1) copy, via prepaid post, marked "Confidential" and directed to: Katherine Town Council, PO Box 1071, Katherine NT 0851, ensuring submissions are received at the noted address prior to tender closing date and time.

NO RESPONSES WILL BE CONSIDERED AFTER THE CLOSING DATE AND TIME: 2PM, MONDAY 31 OCTOBER 2022

EVALUATION CRITERIA 1: Experience of Respondent

EOI Respondents are to clearly outline their track record and experience in managing and operating facilities of a comparable size and nature. Specifically, EOI Respondents should provide examples of previous venue, employment, operational management experience and document notable achievements.

EOI respondents should also identify the roles and outline the experience of key personnel whom form part of the proposal.

EVALUATION CRITERIA 2: Financial Capability and Capacity

EOI Respondents must demonstrate their financial capacity to meet all obligations under the proposed lease agreement.

Are there any bankruptcy actions against the respondent, key personnel or associated entities, or have there been within the previous five (5) years? Yes No

Details (if applicable):

Are there any insolvency proceedings, actual or threatened (including voluntary administration) against the respondent, key personnel or associated entities, or have there been any within the previous five (5) years? Yes No

Details (if applicable):

Are there any other factors, which could adversely affect the financial ability of the respondent to perform successfully, the obligations contemplated by this Expression of Interest process? Yes No

Details (if applicable):

Is the respondent insolvent and/or unable to meet debts (as and when they fall due) in the normal course of business? Yes No

Details (if applicable):

Any other relevant information that may assist the respondent in demonstrating the criteria:

EVALUATION CRITERIA 3: Vision (including demonstrated community

The respondents vision for the cafe/kiosk should be clearly articulated. This includes the extent to which the respondent expects to operate in accordance with Council's objectives as expressed in the EOI documentation.

Comprehensive detail is recommended, including but not limited to, an overview of intended operations, including details of proposed services and proposed operating times and days etc.

Respondents should provide details of how the vision aligns with Council's objectives including the economical, social, cultural and recreational benefits to the community.

Respondents should clearly detail any proposed variations to Council preferences and provide explanation/justification for the variation.

Please attach additional supporting documentation, if required.

EVALUATION CRITERIA 4: Financial Contribution

Respondents should indicate the expected level of rent payable. This should include explanation and/or justification for the financial contribution indicated.

Full rental rate offered \$ per month or \$ per annum for initial year.

All figures exclusive of GST.

Rental review to be undertaken annually for the term of the lease in accordance with CPI.

As per the project objectives, Council aims to develop a leasing model that enables commercial viability for the tenant and a positive position for the Council. Respondents rental proposal should factor in the substantial financial contribution made by the Council in establishing and provisioning the cafe/kiosk infrastructure, furniture, fittings and equipment.

Respondents are encouraged to review Katherine Town Council's Leasing Policy.

Additional response in relation to financial contribution:

NORTHERN TERRITORY OF AUSTRALIA

Planning Act 1999 - sections 54 and 55

DEVELOPMENT PERMIT

DP20/0147

DESCRIPTION OF LAND THE SUBJECT OF THE PERMIT

Lot 509
20 Katherine Terrace
Town of Katherine

APPROVED PURPOSE

To use and develop the land for the purpose of a restaurant in two demountable structures together with outdoor seating in a defined flood area, in accordance with the attached schedule of conditions and the endorsed plans.

VARIATIONS GRANTED

Clause 6.6 (Loading Bays) of the Northern Territory Planning Scheme.

BASE PERIOD OF THE PERMIT

Subject to the provisions of sections 58, 59 and 59A of the *Planning Act 1999*, this permit will lapse two years from the date of issue.



Dr Alana
Mackay
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DR ALANA MACKAY
Delegate
Development Consent Authority
19 May 2020

DEVELOPMENT PERMIT

DP20/0147

SCHEDULE OF CONDITIONS

1. The works carried out under this permit shall be in accordance with the drawings numbered 2020/0056/01 - 2020/0056/06
2. The use and development as shown on the endorsed plans must not be altered without the further consent of the consent authority.
3. The owner of the land must enter into agreements with the relevant authorities for the provision of related infrastructure and services to the land in accordance with the authorities' requirements and relevant legislation at the time.
4. Any developments on or adjacent to any easements on site shall be carried out to the requirements of the relevant service authority to the satisfaction of the consent authority.
5. Storage for waste disposal bins is to be provided to the requirements of Katherine Town Council to the satisfaction of the consent authority.
6. The use and development must be managed so that the amenity of the area is not detrimentally affected, through the:
 - (a) transport of materials, goods or commodities over the site by vehicles
 - (b) emission of noise, artificial light, vibration, smell, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil
 - (c) presence of vermin
7. The owner shall:
 - (a) remove disused vehicle and/ or pedestrian crossovers;
 - (b) provide footpaths/ cycleways as required;
 - (c) collect stormwater and discharge it to the drainage network; and
 - (d) undertake reinstatement works;all to the technical requirements of and at no cost to Katherine Town Council, to the satisfaction of the consent authority.
8. The finish of any signage, if erected, shall be such that, if illuminated, day and night readability is the same and is of constant display (i.e. not flashing or variable message).

The sign shall be positioned:

- (a) so as not to create sun or headlight reflection to motorists; and
- (b) be located entirely (including foundations and aerially) within the subject lot.

9. Advertising signage, either permanent or temporary, e.g. 'A' frame, vehicle or trailer mounted shall not be erected or located within the Stuart Highway or any road reserve.

External lighting must be designed, baffled and located so as to prevent any adverse effect on adjoining land to the satisfaction of the consent authority.

The loading and unloading of goods from vehicles must be undertaken from a designated car parking space or loading space and shall not disrupt the free flow of traffic.

NOTES

1. The Power and Water Corporation advises that the Power Network Engineering Section (powerdevelopment@powerwater.com.au) should be contacted via email a minimum of 1 month prior to construction works commencing in order to determine the Corporation's servicing requirements, and the need for upgrading of on-site and/or surrounding infrastructure.
2. Food premises shall be designed, constructed, registered and operate in accordance with the Building Code of Australia, the *Public and Environmental Health Act 2011* and Regulations 2014, the *Food Act 2004* and National Food Safety Standards.
3. The Department of Environment and Natural Resources advises that construction work should be conducted in accordance with the Northern Territory Environment Protection Authority's Noise Guidelines for Development Sites. The guidelines specify that on-site construction activities are restricted to between 7am and 7pm Monday to Saturday and 9am to 6pm Sunday and Public Holidays. For construction activities outside these hours refer to the guidelines for further information.